



FRANCIS
DARRAH
Chartered Surveyors

TO LET

LARGE & PROMINENT BUILDING

(formerly used as a shop)

THE OLD CINEMA, VICTORIA ROAD, DISS, IP22 4JN

LOCATION

Diss is an attractive and historic market town in South Norfolk, 20 miles south of Norwich and 25 miles north of Ipswich on the A140 trunk road.

The property is prominently located on Victoria Road between Tesco and Morrisons with B & M nearby.

ACCOMMODATION

The property provides accommodation with the following approximate areas:

Ground Floor

Sales	3,552 sq ft	330 sq m
Storage	262.6 sq ft	24.4 sq m

First Floor

Storage/Office	1,632 sq ft	151.6 sq m
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There is a goods lift linking ground and first floors.
Rear yard – parking for up to 12 cars.

TENURE

The property is being offered by way of a full repairing and insuring lease for a length of term to be agreed at a rental of **£50,000 pax** (+ VAT if applicable, subject to 5 yearly upward only rent reviews.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

USE

The building was most recently used as a shop and, subject to planning, would be suitable for a number of other uses, including café/restaurant, leisure, medical/therapeutic, gallery or gym.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £40,000 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
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Chapman Chartered Surveyors

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SUBJECT TO CONTRACT

October 2026

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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RETAIL

